

202410230041

10/23/2024 12:26 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242667

Oct 23 2024

Amount Paid \$10.00  
Skagit County Treasurer  
By Lena Thompson Deputy

After Recording, Send to:  
Allegiant Reverse Services  
905 Highland Point Drive, Suite 150  
Roseville, CA 95678

**QUITCLAIM DEED**

Prepared by: Joshua Dabling, Esq., Dabling Law Firm, Washington State Bar Number 44792, and Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

File No: ARS-103094 <sup>OF 4</sup>  
Grantor's Loan No. 10332003

ABBREVIATED LEGAL DESCRIPTION: Lot 10, "RE-PLAT OF PETER'S FIRST ADD.,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOL 15 OF PLATS, PAGES 23 AND  
2

**EXEMPT FROM EXCISE TAX**

WAC 458-61A-211(2)(h) transfer out of revocable trust by original grantor for no consideration

A.P.N.: 4574-000-010-0009 / 100324 property ID

**Michael G. Moffitt and Denise L. Moffitt, Trustees of The Moffitt Family Trust dated January 06, 2006**, ("Grantor"), of 4005 Peters Lane, Anacortes, WA 98221, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Michael G. Moffitt and Denise L. Moffitt**, ("Grantee"), whose tax mailing address is 4005 Peters Lane, Anacortes, WA 98221, with quitclaim covenants, the following described real estate in the County of Skagit, State of Washington:

**Lot 10, "RE-PLAT OF PETERS' FIRST ADDITION", as per plat recorded in Volume 15 of Plats, pages 23 and 24, records of Skagit County, Washington.**  
**Situate in the County of Skagit, State of Washington.**

**Property Address is: 4005 Peters Lane, Anacortes, WA 98221**  
Prior deed recorded at Instrument No. 201306250109

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 9/9, 2024:

Michael G. Moffitt, TRUSTEE  
Michael G. Moffitt, as Trustee of  
The Moffitt Family Trust dated  
January 06, 2006

\* SIGNED IN COUNTERPART

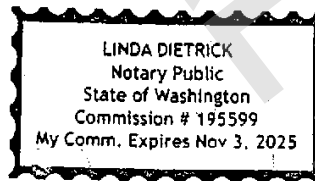
Denise L. Moffitt, as Trustee of The  
Moffitt Family Trust dated January  
06, 2006

STATE OF WA.  
COUNTY OF S King

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Michael G. Moffitt, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9 day of Sept, 2024.

Linda Dietrick  
Notary Public



Executed by the undersigned on 22nd August, 2024.

SIGNED IN  
COUNTERPART

Michael G. Moffitt, as Trustee of  
The Moffitt Family Trust dated  
January 06, 2006

Denise L. Moffitt, as Trustee of The  
Moffitt Family Trust dated January  
06, 2006

STATE OF Georgia  
COUNTY OF Carroll

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~Michael G. Moffitt~~, and **Denise L. Moffitt**, personally known to me, or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of Aug, 2024

Aresia Augustine  
Notary Public



**GEORGIA NOTARY ACKNOWLEDGMENT**

State of Georgia

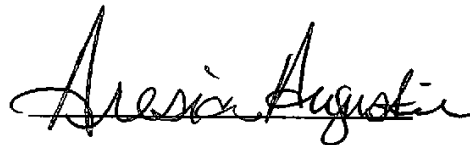
County of

Carroll

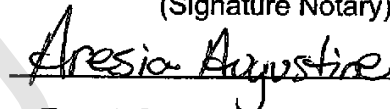
This instrument was acknowledged before me this 12<sup>th</sup> day of August  
(month) 2024 (year), by Denise L. Moffitt (name of signer).

☐ Personally Known☒ Produced IdentificationType and # of ID Driver's License

(Seal)



(Signature Notary)



(Name of Notary Typed, Stamped or Printed)

Notary Public, State of Georgia

